



# Attachment A: Director's Report

## Background

The Seattle Department of Parks and Recreation (Parks) is proposing amendments to the Land Use Code to assist the continued redevelopment of the former naval base at Sand Point, now called Warren G. Magnuson Park. The City owns, and Parks manages, Warren G. Magnuson Park, which is the site of a former naval station. Development within the western portion of the former naval station is regulated by the provisions of the Sand Point Overlay District, adopted in 1997, as well as the underlying Single Family and Lowrise zoning. The remainder of the site is regulated by the underlying Single Family zoning and the Shoreline Master Program.

From 1925 to the early 1970s, the entire peninsula belonged to the U.S. Navy as part of Naval Air Station-Seattle, known later as Naval Station Puget Sound. The eastern portion of the peninsula was transferred to the City in the mid-1970s for Magnuson Park. Beginning in 1991, when the remainder of the base was identified for closure, the City took the lead in developing a plan for reuse of the property. This effort culminated in transfer of naval station property to the City of Seattle and to the University of Washington.<sup>1</sup>

In 1997 the City Council adopted the Sand Point Physical Development Management Plan (Resolution 29429 and in 1999, Resolution 30063)<sup>2</sup>, Sand Point Amendments to the Comprehensive Plan (Ordinance 118622), and the Sand Point Overlay District (Ordinance 118624), which applies special use and development standards to the area. The Sand Point Overlay District is the subject of this report and will be discussed further on the following pages.

On November 1, 1999, the Seattle City Council adopted a conceptual plan map (Resolution 30063) to provide guidance for future design of the entire park/overlay district area. A vision statement was crafted by the Sand Point Blue Ribbon Committee for the Sand Point Magnuson Park to "...integrate multiple uses—park and recreation, the arts, environmental protection and restoration, education and residential—which will work together to create a unique park in our region...."<sup>3</sup>

Ordinance 119299 authorized the Superintendent of Parks and Recreation to administer the Sand Point Physical Development Plan, Construction Management Plan, Transportation Plan, Parking Plan, Site Design Guidelines, Historic Properties Reuse and Protection Plan, and any amendments to any of these or other plans pertaining to the City's Sand Point properties that may be approved by the City. The City owns the majority of the property, which Parks manages. The organization Solid Ground has a 51-year lease for properties in the southwest corner of the park, providing transitional housing and services. The University of Washington owns five buildings, located primarily along the western boundary of the park.

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<sup>1</sup> The National Oceanic and Atmospheric Administration (NOAA), the National Biological Service, and the General Services Administration also own land on the peninsula.

<sup>2</sup> The 1997 Physical Development Plan for Sand Point identified six activity areas for the peninsula. These areas included the following uses: recreation, education and community activities, arts, culture and community center, residential uses, federal institutional uses and open space/recreation expansion areas in Magnuson Park.

<sup>3</sup> Sand Point Blue Ribbon Committee, Charles Royer, Chair, Report to the Mayor and the Seattle City Council, Executive Summary, City of Seattle, February 1999.

## **The Sand Point Overlay District**

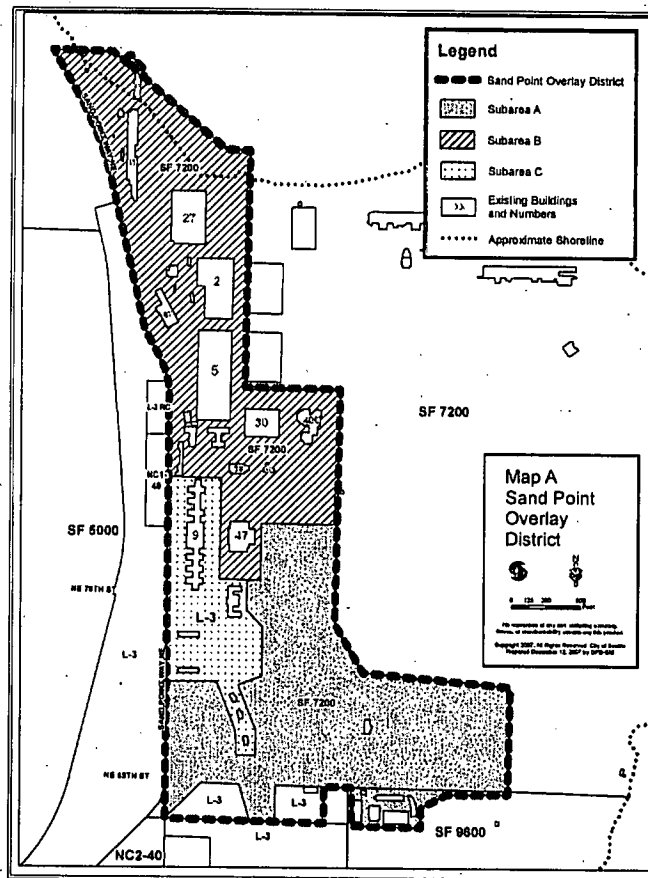
In 1997 the City Council adopted the Sand Point Overlay District, Seattle Municipal Code (SMC) chapter 23.72. In general, the overlay expands permitted uses in the underlying single family and Lowrise zones “to integrate the property into the city of Seattle as a multi-purpose regional center” to provide recreation, education, arts, cultural and community activities; to provide increased shoreline public access and enhanced open space and natural areas; to provide affordable housing and social services for homeless families; and to provide low-impact economic development to provide employment and services for residents of the property and the broader community.<sup>4</sup>

Overlay district development standards are also meant to address the unique structures and other features at the former naval base that were not contemplated by the underlying single family and multifamily zones. These features include former airplane hangars and barracks and former airplane runways that serve as roads. The overlay district (as proposed to be amended) is depicted on the following map.

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<sup>4</sup> Seattle Municipal Code, Section 23.72.002.

## Sand Point Overlay District Proposed Map<sup>5</sup>



<sup>5</sup> A larger version of the proposed map and a depiction of the existing map can be found at the end of this report.

## **Proposed Land Use Code Changes**

Land Use Code amendments to the overlay district will allow the rehabilitation of several World War-era structures to be available for active use by Seattle Parks and Recreation and the University of Washington. Since transfer of the property from the federal government in 1995, both the City and the University of Washington have made numerous unsuccessful attempts to rehabilitate existing buildings for uses permitted under the existing Code. Both entities have contemplated demolition of some of the buildings unless they are able to modify them for productive use.

During 2005 Parks issued three requests for proposals to develop programs for Magnuson Park. The proposed Land Use Code amendments will allow Parks and its concessionaires and lessees to make improvements, occupy the buildings and provide services at the park as contemplated by the planning documents previously adopted by Council. City Council approval for concession agreements and leases will be proposed under a separate action.

Land Use Code revisions will accommodate a multitude of conditions that have changed since the inception of the overlay district. For example, daily use of Warren G. Magnuson Park has increased and activity patterns have changed since the establishment of the overlay district. The City and the community have had time to refine plans for Magnuson Park, to understand the needs and impacts of various uses, to understand the limitations of remodeling World War-era buildings, and to manage use of the land on the Sand Point peninsula.

Several uses and development standards were recommended by the Sand Point Physical Development Management Plan but were not included in the Sand Point Overlay District regulations. These uses and updated development standards are proposed at this time.

The proposed amendments include changes to the Sand Point Overlay District subarea boundaries, permitted uses, development standards, and provisions for signage as follows:

- 1) Map amendments. Amend the Sand Point Overlay Map and the Seattle Official Land Use Map to modify the boundaries of the subareas of the overlay district, to add an additional sub-area and rename the existing subareas, and to create a more readable map. Existing and proposed maps are depicted in the appendices to this report.
- 2) Amendments Relating to Permitted Uses within new Sub-area B.
  - a) Remove "police training facility" as a permitted use as this use is no longer anticipated.
  - b) Remove "motion picture studios" as this is included in the definition of "custom and craft work," which is a current allowed use.
  - c) Allow retail sales accessory to principal uses. Seattle Parks and Recreation envisions retail activities such as kayak rental, gift shops or craft shops associated with arts uses. Retail uses would only be allowed accessory to other permitted principal uses in the overlay district, and would be limited to 6,000 square feet per establishment.
  - d) Add new principal permitted uses within sub-area B of the Sand Point Overlay District:
    - Dry boat storage, limited to storage of non-motorized, hand-launchable boats such as kayaks, canoes and sail boats;
    - Motion picture theater not to exceed 500 seats within building 47;
    - Offices, limited to a total of 144,000 total square feet in the entire sub-area;

- Performing arts theater; and
  - Restaurants without drive-in lanes, limited to no more than 2,000 square feet per establishment.
- 3) Rooftop features on existing nonresidential buildings. Allow rooftop structures for mechanical equipment and stair and elevator penthouses on existing non-residential buildings to extend up to 15 feet above the existing roof elevation.
- 4) Replacement of historic structures with new structures. Allow historic structures to be replaced with new structures if they are built on and limited to the footprint of the historic structures they replace and if the demolition and replacement are consistent with the Sand Point Historic Properties Reuse and Protection Plan. Spaces between structures would continue to be maintained in open space use.
- 5) New tennis court structure. Allow one new indoor and outdoor tennis structure up to 45' in height, outside the footprint of an historic structure.

### **Consistency with Applicable Plans and Policies**

Several planning documents and legal agreements provide the vision for the properties comprising Warren G. Magnuson Park. These are:

- The Sand Point Amendments to the Comprehensive Plan (Ordinance 118622, 1997)
- The Sand Point Physical Development Management Plan (Resolution 29429, 1997 and 30063, 1999)
- The Sand Point Historic Properties Reuse and Protection Plan (Resolution 29725, 1998)
- Sand Point/ Magnuson Park Final Design Guidelines (Resolution 29624, 1997)
- Recreation Use Covenant, Education Use Covenant and Historic Preservation Covenant between the City of Seattle, the University of Washington, the U.S. Secretary of the Interior and the U.S. Secretary of Education.

1. The Sand Point Amendments to the Comprehensive Plan provide land use, transportation, housing, capital facilities, utilities, and economic development policies.

Land use policies in the Sand Point Amendments to the Seattle Comprehensive Plan support the following uses within the overlay district:

- Policy LU2: Develop and promote the northern part of the property (Activity Area 1) as the *North Shore Recreation Area* with public park area, public access to Lake Washington, recreational, arts and cultural opportunities, and a recreational small boat activity center.
- Policy LU3: Develop and promote Activity Area 2 as an *Education and Community Activities Area* with open public areas, opportunities for education and educational support activities, selective economic development activities, and recreational, arts, and cultural activities.
- Policy LU4: Develop and promote Activity Area 3 as an *Arts, Culture and Community Center* for the development of arts, culture, community activities and open public areas in existing buildings and adjacent outdoor spaces.

- Policy LU5: Develop and promote Activity Area 4 as a *Park Open Space/Recreation Expansion of Magnuson Park*. Allow for an improved park entrance at the intersection of NE 65<sup>th</sup> and Sand Point Way NE, additional sports fields, unstructured open space, and a recreation center with gymnasium, theater, indoor swimming pool, and meeting spaces in an existing building.

In addition, a general policy in the City's Comprehensive Plan identifies the overall role of former naval air station:

Policy CR 22: Develop portions of the surplus Naval Station Puget Sound at Sand Point into a multi-purpose regional facility to support the arts and cultural activity.

2. The Sand Point Physical Development Management Plan. The Plan defines six activity areas, and provides guidance for infrastructure development and site management of sport fields, an off-leash dog area, and other recreational facilities.

The six activity areas in the Sand Point Physical Development Management Plan are:

- North Shore Recreation Area (Buildings 11N, 11S, 31),
- Education and Community Activity Area (Buildings, 2, 5A, 5B, 5C, 5D, 9, 12, 25, 27, 29, 67, 192/141),
- Arts & Cultural Center (Buildings 18, 30, 41, 138, 406, 222, 223),
- Residential Areas (Buildings 6, 26N, 26S, 224, 310, 330, 331, 332, 333, 334),
- Magnuson Park Open Space & Recreation Expansion Area (Buildings 15, 47, 345, 193, 228, 244, 301, 308, 340, 341, 344), and
- Federal Agency Acquisitions (Building 27).

The Sand Point Physical Development Management Plan designated the North Shore Recreation Area for a small craft center and waterfront park, including on-shore dry boat storage. The proposed amendments would include Building 27 in overlay district subarea B. After the National Oceanic and Atmospheric Administration declined to purchase the building and surrounding lands, the City authorized acquisition of Building 27 from the federal government. Ordinance 121015 authorizing final transfer of the property was passed in 2002.

3. The Sand Point Historic Properties Reuse and Protection Plan. The Sand Point Overlay District contains several older buildings that comprise an historic district that is eligible for listing in the National Register of Historic Places. Historic preservation covenants in property transfer documents require that the City of Seattle and the University of Washington review plans with and obtain approval of the Washington State Historic Preservation Officer prior to initiation of certain construction, alteration, remodeling, demolition or other action that would materially affect the integrity or appearance of historic resources at Sand Point. A map of the Sand Point Historic District can be found as Attachment C at the end of this report.

4. The Sand Point/ Magnuson Park Final Design Guidelines provide design guidance to physical development of the former Naval Air Station-Seattle, including construction related to buildings, utilities, recreational facilities, circulation systems, landscape and open space treatment, demolition, public art and other development. The guidelines provide detailed guidance on signs within the district.

5. Recreation Use Covenant, Historic Preservation Covenant, and Education Use Covenant were included as part of the Secretary of Interior's transfer of the Sand Point Naval Station to the City of Seattle. The Recreation Use Covenants require that the "property shall be used and maintained for public park and recreation purposes in perpetuity". The Historic Preservation Covenant requires approval of the National Park Service or its designee, the Washington State Historic Preservation Officer (SHPO), for "any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structures or settings..." within the Sand Point Historic District. The Education Use Covenant requires that University-owned property be used for educational purposes for 30 years, and that the property not be used for any purposes other than those approved in advance by the U.S. Department of Education.

### **Summary of Recent Public Outreach Efforts**

Parks engaged in a public outreach process in late 2006 to gather input on the proposals for the Magnuson Park campus development, including Land Use Code amendments. In September 2006, information fliers were mailed to more than 2,900 area residences informing them of upcoming meetings and the opportunity for public comment at meetings and in writing. A new web page, "Sand Point Historic District – Realizing the Vision" featured electronic copies of the proposed Land Use Code amendments and the development proposal. The web page and project contact information has remained online since 2006.

An open house was held on Oct. 10, 2006 when citizens met development partners, reviewed details of each proposal, asked questions, and took home informational fliers. More than forty people attended. Parks staff also presented information to the following community organizations: Magnuson Park Community Communications Committee (Sept. 26); Northeast District Council (Oct. 5); View Ridge Community Council (Oct. 17); and Magnuson Park Community Center Advisory Council (Oct. 19).

In late October 2006, Parks mailed a flier to 5,600 residents summarizing what was heard at the open house and at the various community meetings and announcing a public hearing held by the Board of Park Commissioners on Nov. 9. Staff briefed the Board of Park Commissioners on September 14 and November 9, 2006. At that briefing, the six proposals submitted for the development of facilities and programs in the buildings at Magnuson Park were described. The Board accepted written public comments on the proposals from late September through December 13th. After extensive discussion at their meeting on December 14<sup>th</sup>, the Board endorsed each of the proposals. The minutes and a video recording of that meeting are available on the Seattle Parks Department web site.

Three additional open house events were held in late November 2007 to provide information about proposed concession agreements and Land Use Code amendments and to receive public comments. Almost 300 members of the public attended.

Public comment at the open house and at presentations to community groups and testimony at the Board of Park Commissioners public hearing resulted in several hundred comments on the following topics:

- Use of Hangar 27 as a single-use venue (indoor sports complex) vs. retaining it for community space (roller skating, rummage/garage sales, etc.)
- Improvements to indoor sports facilities
- Tennis center layout with six indoor courts and three outdoor courts

- Conversion of racquetball courts to theater dressing rooms in Magnuson Community Recreation Center gym
- Inclusion of commercial concessionaires (restaurants, recreation program management, etc.) in a public park
- Topics relating to the proposed Land Use Code amendments: permitting electronic reader board signs along Sand Point Way or NE 65<sup>th</sup> St.; permitting larger signs on buildings
- Impacts of traffic and parking coupled with sports field development.

## Discussion of the Proposed Amendments

1) Map and Boundary Amendment: Amend the Sand Point Overlay Map to modify boundaries of the subareas of the overlay district, to add an additional sub-area and rename others in order to create a more readable map. A copy of the existing and proposed "Sand Point Overlay District" is depicted on the final pages of this report. The existing map found in Section 23.72.004 of the Land Use Code was last amended in 1997.

Building 27 was still under Federal ownership at the inception of the Sand Point Overlay District. At that time, the building was intended to be part of the National Oceanic and Atmospheric Administration (NOAA) campus. That building is no longer needed by NOAA, and final transfer of the building to the City was authorized in 2002 by Ordinance 121015. It is serving recreation uses. Parks is proposing that Map A of the Sand Point Overlay District be amended to include three sub-areas as follows.

- A. Sub-area A includes areas with SF 7200 underlying zoning.
- B. Sub-area B includes areas with SF 7200 underlying zoning. It is proposed that Sub-area B include Building 27.
- C. Sub-area C includes areas with L3 zoning, except for the 2 areas of L-3 zoning at the far southern end of the Overlay District, which will remain in the District but outside of any subarea.

## 2) New Permitted Principal Uses<sup>6</sup>.

- Dry boat storage, limited to non-motorized, hand-launchable boats such as kayaks, canoes and sailboats

The Sand Point Physical Development Management Plan called for the creation of a "small craft center" in the North Shore Recreation Area. Phase one renovation of the North Shore Recreation Area was completed in mid-2006. This project created a new fish-friendly beach, new docks, and upland areas to support non-motorized boating activities such as dry boat storage.

Parks requests that "dry boat storage, limited to non-motorized, hand-launchable boats such as kayaks, canoes and sailboats" be permitted as a principal use within new sub-area B in the overlay district. A small boat house currently exists in the North Shore Recreation Area—the only shoreline area within the Overlay District. Expanded dry storage of boats will complement the small craft center in building 11 and the existing boat house.

- Motion picture theater not to exceed 500 seats in building 47

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<sup>6</sup> An inventory of historic uses at each building within the Overlay District can be found in Attachment E of this report.

- Performing arts theater

Partial renovation of Building 47, originally a Navy recreation center, was completed in 2003. The building is currently used as the Magnuson Community Center. An existing 500-seat theater from the naval era is located in one wing of the building. Various buildings have housed temporary performing arts theater events through temporary use permits over the past four years. Seattle Parks and Recreation requests that a “motion picture theater not to exceed 500 seats in building 47” and “performing arts theaters” be permitted uses in new sub-area B of the overlay district. This provision would allow other structures to be used as performing arts theaters elsewhere in new sub-area B.

The proposed community recreation activities are consistent with both the Sand Point Amendments to the Comprehensive Plan and the 1997 Sand Point Physical Development Management Plan. The motion picture theater is expected to provide a possible location for film series and film festivals consistent with its current use. The motion picture theater could not exceed the 500 seat capacity of the existing facility, thereby limiting potential impacts to those currently present.

- Offices, limited to 144,000 total square feet in the entire sub-area

Principal office uses would be limited to a total of 144,000 square feet in the entire new sub-area B. Principal office uses are currently permitted without limit within L3 zoned areas of the overlay district, the area that will become sub-area C on the new map. The square foot limitation in subarea B would reduce the possibility of a proliferation of administrative office uses that could detract from the public amenities focus of Sand Point. This proposed limitation is consistent with existing principal office spaces within new sub-area B as identified in Attachment D of this report.

The Recreation Use Covenant and the Education Use Covenant associated with the property transfer restrict uses to those that are consistent with the recreation- and education-related functions of the district. Several existing non-profit tenants, such as Plant Amnesty and EarthCorps, have principal use offices within the Overlay District.

- Restaurants without drive-in lanes, limited to no more than 2,000 square feet per establishment

The proposed amendment would permit restaurant uses within proposed sub-area B of the Overlay District. Restaurant uses of unlimited size are already allowed outright in the Lowrise-zoned proposed sub-area C. Building 11 has been identified as a potential location for a restaurant. Parks staff has not identified any other locations at this time.

Seattle Parks Department staff notes that restaurant uses in parks are not a new concept. While never formally acknowledged by City Council, the original Sand Point Park Master Plan (1975) identified a restaurant in the eastern portion of the park near the current motorized boat launch. Two other local park systems offer examples of commercial food concessions in parks today. The City of Renton has operated an Ivar's and Kidd Valley food concession at Gene Coulon Memorial Beach Park for 18 years. King County has operated a Subway and a Blazin' Bagels restaurant at Marymoor Park since 2005.

### 3) Rooftop Structures.

Allow limited rooftop structures for stair and elevator penthouses and mechanical equipment on existing nonresidential buildings to exceed height limits.

Most of the nonresidential buildings in the Sand Point Overlay District were constructed in a twenty year period prior to the Second World War. They generally consist of an initial core structure and multiple additions that expanded the footprint or height. Due to the age and condition of the buildings, they all require significant renovation to meet current building and energy code requirements. A majority of the buildings feature finished roof elevations greater than the residential height limit of thirty feet that applies throughout the overlay district. Roof heights on several existing buildings range up to fifty or sixty feet.

Construction of elevators and modern mechanical equipment in these buildings will require rooftop structures taller than currently permitted. Parks is requesting that certain rooftop structures on existing nonresidential buildings be permitted to extend up to fifteen feet above the existing roof elevation or fifteen feet above the maximum height limit, whichever is higher. The combined total coverage of all rooftop features permitted to extend above the height limit and above the existing roof elevation would not be allowed to exceed twenty five percent of the roof area or thirty percent of the roof area if the combined features include screened mechanical equipment. According to the proposed legislation, "The addition of rooftop features shall be consistent with the Sandpoint Historic Properties Reuse and Protection Plan dated April 1998, as evidenced by a letter of approval from the Sand Point Historic Preservation Coordinator."

#### 4) New Structures

Proposed amendments would:

- A. Eliminate the requirement that the additional permitted uses only be allowed in structures existing as of 1997, the effective date of Chapter 23.72 of the Land Use Code.
- B. Allow new structures if "limited to the footprint of a structure that existed on the site" as of 1997, and if consistent with the Sand Point Historic Properties Reuse and Protection Plan, dated April 1998, as documented by the review and approval of the State Historic Preservation Officer. Allow new structures to be built to the height of the existing height limit or the height of any structure they replace, whichever is higher.
- C. The footprint restriction and maximum height limitations above would not apply to any proposed new indoor/outdoor tennis facility, whose height would be restricted to 45 feet. The footprint restriction also would not apply to affordable housing units built in the L-3 zones.

Since the Sand Point Overlay District was transferred from the Federal government to the City of Seattle, dilapidated conditions, escalating construction costs, the presence of hazardous materials, and unsuitable building layout have made reuse of some buildings infeasible under the existing Overlay District Code. In some cases, both the City and the University of Washington want to either construct new buildings or creatively adapt existing buildings to accommodate viable uses within the overlay district. In other cases, both entities have considered mothballing existing buildings that are not viable for renovation.

Current Land Use Code provisions for the Sand Point Overlay District do not prohibit demolition of existing buildings, nor do they prohibit construction of new buildings. Overlay provisions do, however, require that the "additional uses" permitted only by the overlay zone be located only in buildings that existed prior to July 18, 1997; they cannot be located in new buildings. This effectively limits the uses allowed in new buildings to the

uses permitted by the underlying Single Family zoning, which is not economically attractive, and which effectively discourages construction of new buildings.

The proposed Code amendments would allow the “additional principal uses permitted within the overlay district” to be located in either new or existing buildings—they would no longer limit those uses to the buildings existing prior to July 18, 1997. Except for a tennis center and affordable housing in Lowrise 3 portions of the District, the proposed amendments require that any new construction be limited to the footprint of a former building and the higher of the maximum height limit or the height of a former building. In addition, any areas between structures, paved parking areas and rights of way are limited to open space uses. In this way, the amendments explicitly require the retention of open space between buildings and paved areas consistent with the intent of current Code provisions.”

The retention of historic character is an important value for the Sand Point Overlay District. Through the transfer agreement with the Federal government and the associated Historic Preservation Covenant, the City of Seattle agreed to “make every effort to retain and reuse to the extent practicable, the historic structures.”<sup>7</sup> The Historic Preservation Covenant allows construction, alteration, remodeling, demolition of structures within the historic district, but only with the approval of the National Park Service or Washington Historic Preservation Officer, pursuant to a detailed process identified in the Sand Point Historic Properties Reuse and Protection Plan (HPRP) of 1998. The proposed amendments require compliance and consistency with the HPRP to be documented by the State Historic Preservation Officer or the Sand Point Historic Preservation Coordinator.

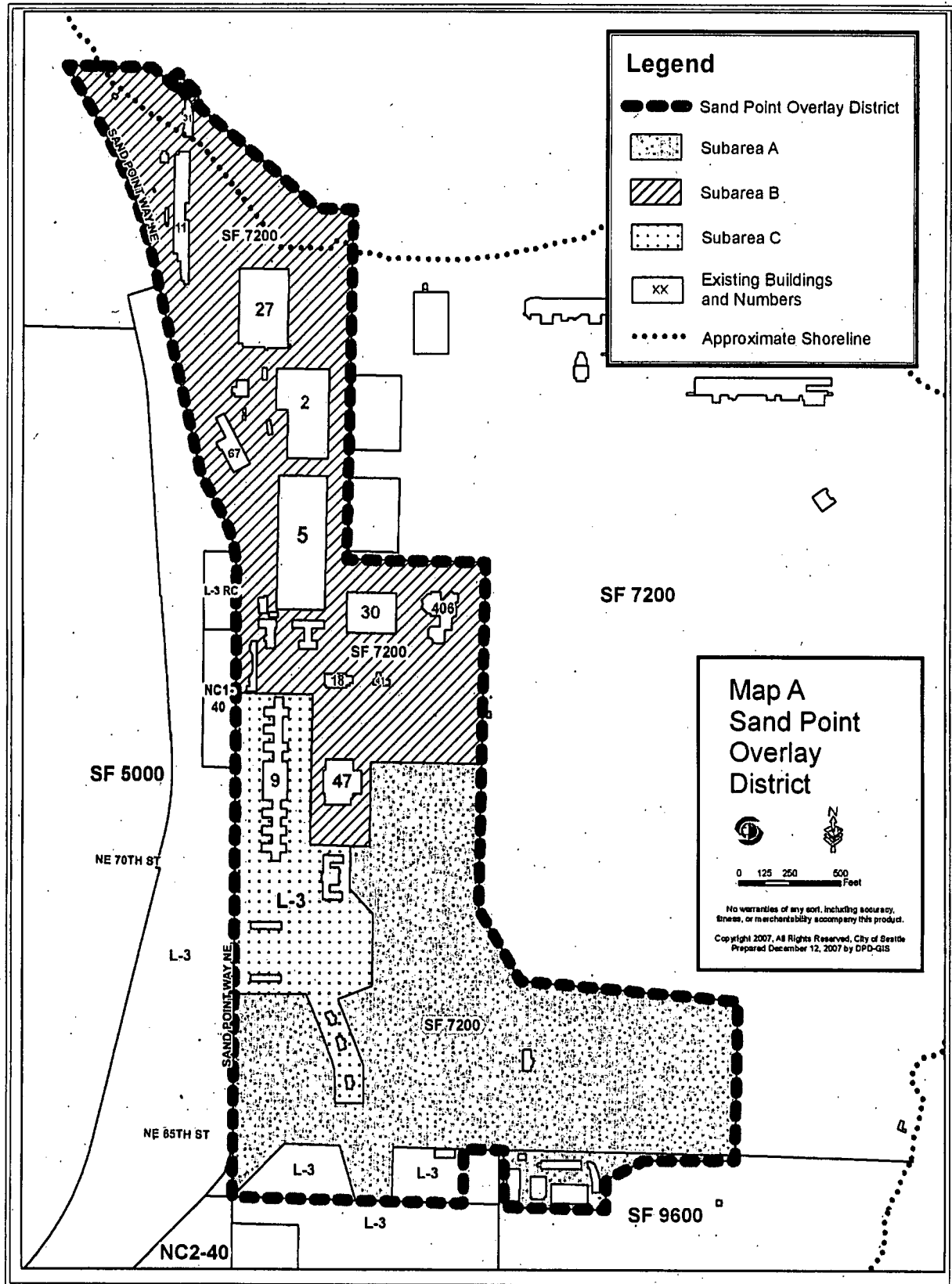
5) Tennis Center: Allow a new structure for an indoor and outdoor tennis center only in sub-area B.

The proposed amendment would permit a new structure for an indoor and outdoor tennis center within new sub-area B without it being located on the footprint of a prior building. In 2002 Seattle Parks worked with a citizen’s group to develop a conceptual design for an indoor and outdoor tennis center to be located between Buildings 18 and 47. The center was to include six indoor courts and eight outdoor courts. In 2006 the concept was re-initiated on a smaller scale, and six outdoor courts were proposed to be constructed and enclosed with an air-supported structure. Public meetings at the end of 2006 demonstrated strong community support for this concept. This amendment is an exception to the proposed change in development standards that will permit new structures in the Single Family zone to be constructed on the footprint of existing structures and extend up to the height of the original structure. The tennis structure would be allowed where no existing building currently exists and it would be allowed to extend up to 45-feet above finished grade.

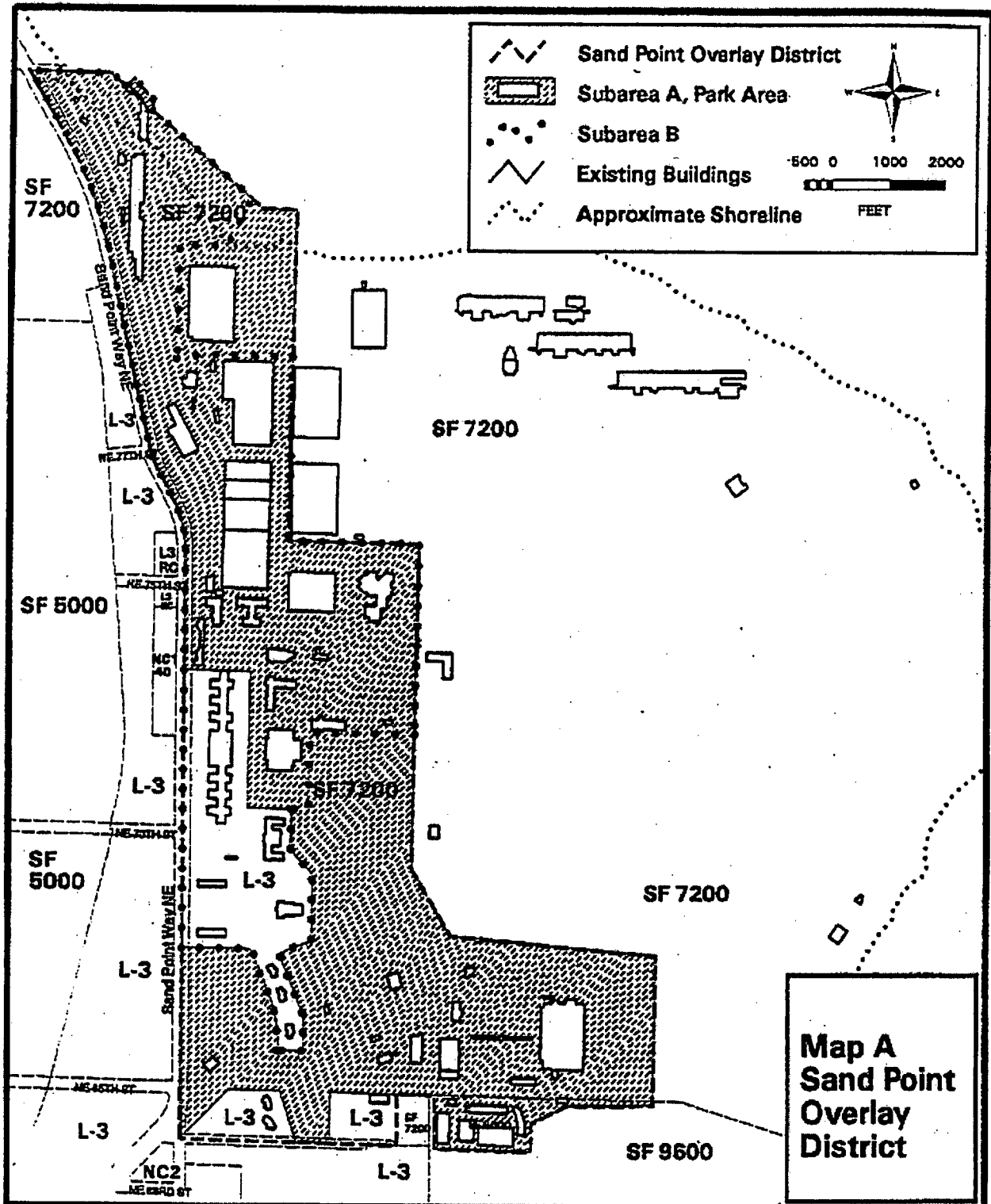
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<sup>7</sup> Quit Claim Deed, Naval Station Puget Sound (Sand Point), Exhibit C: Historic Preservation Covenant National Parks Service Public Benefit Conveyance, p. 18.

# **Attachment A** **Proposed Sand Point Overlay Map**



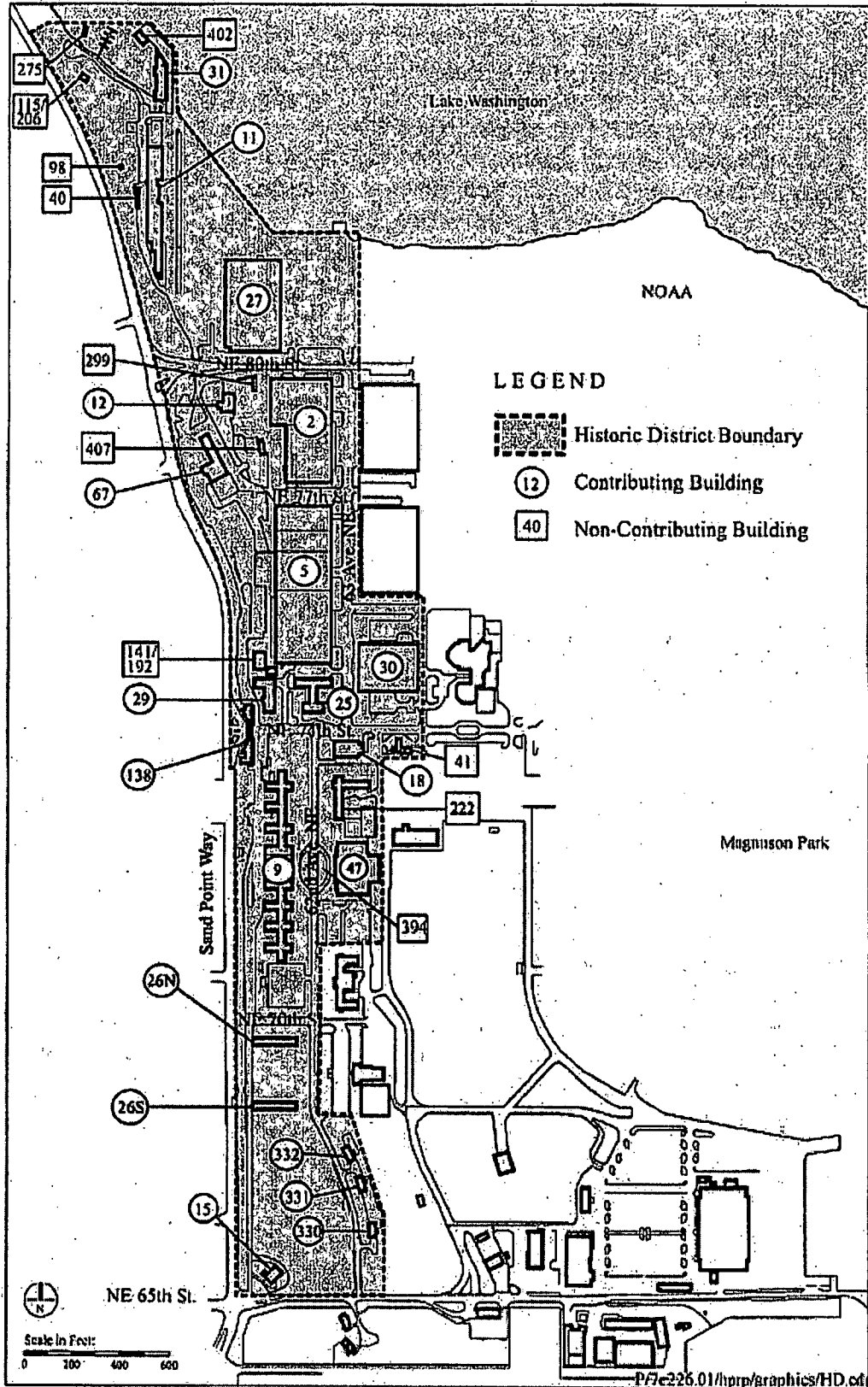
# Attachment B Existing Sand Point Overlay Map



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# **Attachment C** **Sand Point Historic District**



**Attachment D**  
**Existing Principal Use Office Space**  
**Sand Point Overlay District New Sub-area B**

Following is an inventory of existing office space within new sub-area B of the Sand Point District. Proposed Code amendments would not limit future principal office uses to these buildings. These and other buildings may also feature office uses accessory to principal uses within the Sand Point Overlay District.

<b>Building Number</b>	<b>Building Name</b>	<b>Square Feet of Office Space</b>
5	Warehouse/Storage	13,000
11	Public Works/ Shops	30,000
18	Fire Station	8,000
25	Administration	13,000
29	Dispensary	17,000
30	Personnel Support	35,000
67	Motor Pool Shop	15,000
138	Gate House	13,000
<b>Existing Office Space &amp; Proposed Office Use Cap</b>		<b>144,000</b>

**Attachment E**  
**Sand Point Overlay District**  
**Historic Building Uses**

<b>Building Number</b>	<b>Address</b>	<b>Owner</b>	<b>Year Built</b>	<b>Square Feet</b>	<b>Historic Navy Use: 1922-1970</b>
2	7727 63 <sup>rd</sup> Avenue NE	Parks	1929	144,232	Aircraft assembly, repair
11	7777 62 <sup>nd</sup> Avenue NE	Parks	1940	59,206	Public works – workshops and administration, classrooms
12	7737 62 <sup>nd</sup> Avenue NE	Parks	1930 1942	5,433	Boiler steam plant
18	6305 NE 74 <sup>th</sup> Street	Parks	1936	14,137	Fire station and house
27	North Shore Recreation Area	Parks	1937	105,000	Hangar, offices
30	6310 NE 74 <sup>th</sup> Street	Parks	1938	80,066	Flight hangar, offices, control tower
31	North Shore Recreation Area	Parks	Pre-1938	7,940	Small craft boat house
38	NE 74 <sup>th</sup> Street	Parks	1937	62	Gate/Sentry House
40	North Shore Recreation Area	Parks	1943	924	Public works paint mixing
41	6327 NE 74 <sup>th</sup> Street	Parks	1939	2,030	Identification office, gas station
47	7110 62 <sup>nd</sup> Avenue NE	Parks	1941	50,060	Recreation building
67	7700 Sand Point Way NE	Parks	1941	33,720	Garage
138	7400 Sand Point Way NE	Parks	1942	12,806	Gate house
193		Parks	1943	93,334	Transfer hangar
345	6370 NE 65 <sup>th</sup> Street	Parks	1976	5,298	Vehicle service bays
406	6344 NE 74 <sup>th</sup> Street	Parks	1988	29,270	Brig
6	6818 62 <sup>nd</sup> Avenue NE	Solid Ground	1939	10,793	Bowling alley
26N	6831 62 <sup>nd</sup> Avenue NE	Solid Ground	1940	16,082	Officer's Club
26S	6801 62 <sup>nd</sup> Avenue NE	Solid Ground	1937	17,282	Officer's Club
224	6940 62 <sup>nd</sup> Avenue NE	Solid Ground	1944	38,264	Bachelor enlisted quarters

<b>Building Number</b>	<b>Address</b>	<b>Owner</b>	<b>Year Built</b>	<b>Square Feet</b>	<b>Historic Navy Use: 1922-1970</b>
310	6343 NE 65 <sup>th</sup> Street	Solid Ground	Pre-1959	4,020	
330	6524 62 <sup>nd</sup> Avenue NE	Solid Ground	1939	6,390	Commissioned officer's house
331	6610 62 <sup>nd</sup> Avenue NE	Solid Ground	1939	6,233	Commissioned officer's house
332	6622 62 <sup>nd</sup> Avenue NE	Solid Ground	1939	6,233	Commissioned officer's house
5A	7561 63 <sup>rd</sup> Avenue NE	UW	1929	29,140	Storehouse
5B	7543 63 <sup>rd</sup> Avenue NE	UW	1929	43,800	Storehouse
5C	7527 63 <sup>rd</sup> Avenue NE	UW	1929	95,800	Storehouse
5D	7501 63 <sup>rd</sup> Avenue NE	UW	1929	248,770	Storehouse
9	7101 62 <sup>nd</sup> Avenue NE	UW	1929-1938	223,516	Enlisted barracks
25	6222 NE 74 <sup>th</sup> Street	UW	1937	27,892	Administration building
29	6200 NE 74 <sup>th</sup> Street	UW	1937	33,744	Hospital/Dispensary
42	7300 Sand Point Way NE	UW	1939	682	Electrical distribution shelter
141/192	7424 Sand Point Way NE	UW	1944-1974	4,784	Pressure training buildings